

**THE CALL IN PERIOD FOR THIS DECISION EXPIRES AT 5.00PM ON TUESDAY, 26 MARCH 2013. THE DECISION CANNOT BE IMPLEMENTED UNTIL AFTER THAT DATE.**

**RECORD OF DECISION TAKEN UNDER DELEGATED POWERS AT COUNTY HALL, NEWPORT, ISLE OF WIGHT ON TUESDAY, 19 MARCH 2013**

Present: Cllr Stuart Hutchinson – Cabinet Member for Adult Social Care and Housing

Jon Baker – Democratic Services Officer

<b>Item</b>	<a href="#"><u>Introduction of a Local Authority Mortgage Scheme/ First Time Buyer Fund</u></a>
<b>Decision reference</b>	11/13
<b>Notice of Decision Published</b>	Monday, 11 March 2013
<b>Decision taken</b>	<p>Option 1, but amended to increase the Maximum loan size for the authority from £120,000 to £150,000. The decision taken is therefore:</p> <ol style="list-style-type: none"> <li>I. THAT the Local Authority adopts the Local Authority Mortgage Scheme in accordance with the outline provided within the report, and approves the following: <ul style="list-style-type: none"> <li>• A total indemnity value of £1,000,000</li> <li>• A maximum loan size for the authority of £150,000</li> <li>• The qualifying post codes will be provided to the lender(s) in a schedule to the indemnity deed and that these will cover the whole of the Isle of Wight.</li> </ul> </li> <li>II. THAT the local Authority indemnifies the Monitoring Officer in relation to the provision by the Monitoring Officer of an Opinion letter, should such an Opinion letter be required.</li> <li>III. THAT delegated Authority is given to the Strategic Director Community Wellbeing and Social Care in consultation with The Cabinet Member for Adult Social Care and Housing to finalise the fine detail and final introduction of the scheme including the finalising of any legal arrangements as set out in paragraph 27 of this report.</li> </ol>
<b>Reason for decision</b>	During the period of representation, the Sector Treasury Services had further reviewed data for the average first time buyer purchase on the Isle of Wight from one of the major high street banks and identified that this was £134,000.

	<p>The maximum loan size value has consequently been increased from that recommended as the average property value for flats, terraced houses and semi-detached housing was £173,000. The maximum loan size would therefore need to be between £134,000 - £173,000, and the final figure of £150,000 was seen as ideal.</p>
<b>Additional reasons</b>	<p>To provide a balanced housing market as well as facilitating the provision of a mix of housing types and tenures to meet the needs of island residents.</p> <p>To assist in meeting the following Eco Island themes and priorities to :</p> <ul style="list-style-type: none"> <li>• Support economic development and regeneration,</li> <li>• Support vulnerable people to live independent lives;</li> <li>• Ensure people of all ages have places to live and things to do in their local area.</li> </ul>
<b>Options considered and rejected</b>	<p>Option 2: - That the Local Authority adopts the LAMS in accordance with the outline provided within this report, and approves:</p> <ul style="list-style-type: none"> <li>• A total indemnity value of another figure to be agreed through the capital programme</li> <li>• A maximum loan size for the authority of another figure</li> <li>• The qualifying post codes will be provided to the lender(s) in a schedule to the indemnity deed and that these will cover specific areas of the Isle of Wight.</li> <li>• That once the Monitoring Officer is satisfied with the validity of the scheme and had been indemnified accordingly; delegated Authority is given to the Strategic Director of Community Wellbeing and Social Care in consultation with The Cabinet Member for Adult Social Care and Housing to finalise the fine detail and the final introduction of the scheme.</li> </ul> <p>Option 3:- Do nothing.</p>
<b>Declarations of interest</b>	None declared
<b>Additional advice received</b>	None received